Chair Maxwell called the Special Meeting of the Troy City Planning Commission to order at 7:03 p.m. on February 28, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-02-010
Moved by: Schultz
Seconded by: Hutson

RESOLVED, To add "Service Commendation for Lon Ullmann" as Agenda item 4.a.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-02-011
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the minutes of the February 14, 2012 Regular meeting as published.

Yes: All present (9)

MOTION CARRIED

4.a. SERVICE COMMENDATION FOR LON ULLMANN

Chair Maxwell read aloud and presented the service commendation to Lon Ullmann. A copy of the commendation is hereby attached and made a part of the minutes.

4.b. PUBLIC COMMENTS – Items not on the Agenda

Jeanne Stine, former Mayor and Councilperson, acknowledged the time and dedication given by Mr. Ullmann to serve on the Planning Commission.

Chair Maxwell called for a five-minute recess at 7:09 p.m.

The meeting reconvened at 7:14 p.m.

Chair Maxwell welcomed newly appointed member Gordon Schepke to the Board and welcomed the reappointments of Robert Schultz and Thomas Strat.

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 393) – Proposed Magical Touch Oil Change, Southeast Corner of Rochester Road and Hartland (1028 Hartland), Section 23, Currently Zoned GB (General Business) District

Mr. Branigan stated the proposed use of an oil change operation is not specifically listed in the Zoning Ordinance. He addressed how the proposed use was processed in the review of the application.

There was general discussion. The applicant agreed with the suggestion to increase the radius of the internal driveway on the northwest corner of the site.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-02-012
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed oil change facility, Magical Touch Oil Change, located on the southeast corner of Rochester Road and Hartland (1028 Hartland), Section 23, Currently Zoned GB (General Business) District, be granted, subject to the following:

1. Provide a photometric plan.
2. Satisfy landscape requirements as follows:
   a. Add one deciduous street tree on Rochester Road.
   b. Provide detailed landscaping calculations showing how all requirements of Section 13.02 are being met.
3. Provide outstanding submittal information on a revised site plan necessary for preliminary plan and special use approval.
4. Change the radius of the northwest interior curb.
5. Add additional trees along the south perimeter line.
6. Conditions 1 through 6 are subject to administrative review and approval.

Discussion on the motion on the floor.

The Planning Commission strongly suggested that the petitioner consider a bioswale or rain garden on the northwest corner of the property.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

OTHER BUSINESS

6. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENTS

Zak Branigan introduced Shu Yang, a University of Michigan student who was in the audience.

There was general Planning Commission discussion.

The Special meeting of the Planning Commission adjourned at 8:07 p.m.

Respectfully submitted,

Mark Maxwell, Chair

Kathy L. Czarnecki, Recording Secretary

Attachment:
Lon Ullmann Commendation

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SERVICE COMMENDATION
LON ULLMANN

WHEREAS, **Lon Ullmann** served on the Troy Brownfield Redevelopment Authority for seven years from April 2001 to April 2008 and was appointed to the Troy Planning Commission in April 2008, serving until December 2011. As a Planning Commissioner, Lon earned certification from Michigan State University Extension and was the Planning Commissions representative to the Zoning Board of Appeals; and

WHEREAS, **Lon** is a Builder by trade achieving his Builder's License in 1970. He also has Bachelor of Science degree in Biology. His advocacy for clean water and natural resource protection won him awards from both the Clinton River Water Shed Council and the State Advocacy for Clean Water; and

WHEREAS, Lon has also written grants related to the environment and received approval for two grant projects, "To Preserve Aquatic Habitat" and "To Retain Natural Features." He also attended Michigan Association of Planners Conference citing it as most worthwhile and a viable means of keeping up with new trends in the world of municipal planning; and

WHEREAS, Lon initiated and authored the Wetlands and Natural Features Ordinance which is intended to protect natural features including woodlands. The City was very fortunate to have someone with **Lon's** unique ecological background to work on this vital initiative; and

WHEREAS, The quality of life that the City offers is a result of hard work, planning, sacrifice, and leadership. Thanks to **Lon**, one of Troy's dedicated volunteers, our quality City services will continue to thrive and are key to making Troy the greatest place to live in the State of Michigan;

NOW, THEREFORE, BE IT KNOWN, That the City of Troy Planning Commission takes this opportunity to express its sincere appreciation and recognition to **Lon Ullmann** for his distinguished service and his many contributions to the betterment of the City through his work on the Troy Planning Commission; and

BE IT FURTHER KNOWN That by donating his time and talents, **Lon** has furthered the ideals that contribute to enriching our community. Troy is very fortunate to have citizens like **Lon** who give so much time and energy to make our community a great place to live, work, play and raise a family.

Signed this 14th day of February 2012.

Mark Maxwell, Chair	*John Tagle, Vice Chair*
Donald Edmunds, Planning Commissioner	*Michael Hutson, Planning Commissioner*
Tom Krent, Planning Commissioner	*Philip Sanzica, Planning Commissioner*
Robert Schultz, Planning Commissioner	*Thomas Strat, Planning Commissioner*